



51 Hillrise Avenue

Sompting, Lancing, BN15 0LU

Offers In The Region Of £350,000



A SEMI DETACHED BUNGALOW LOCATED IN A QUIET YET CONVENIENT LOCATION, WITH SPACIOUS GARDEN BEING SOLD WITH NO ONWARD CHAIN AND OFFERING MUCH SCOPE TO EXTEND (STC).

Situated North of Upper Brighton Road, located off Meadowview Road. Local shopping can be found in Manor Road and Halewick Lane. More extensive shopping/doctors and dentist can be found in Lancing town centre or at Lyons retail park. Buses pass-by in Meadowview Road, providing access to most parts of town including the mainline railway station. Downland walks can be found nearby.



ENTRANCE PORCH

Two double glazed windows, one with opening fan light window, double glazed front door, power and lighting. Inner double glazed front door with feature oval centre panel, leading to:

ENTRANCE HALL

Coved ceiling, light point, dado rail, wall mounted electric consumer unit, wall mounted central heating thermostat control, radiator with decorative cover, airing cupboard providing storage, power socket and further cupboard over. Hatch to loft space with fitted ladder - Loft part boarded and light point.

LOUNGE 13'10 x 8'11 (4.22m x 2.72m)

Westerly aspect, coved ceiling and light point, dado rail, radiator, laminate wood flooring. Tv aerial point, telephone point, double glazed sliding patio door leading to:

CONSERVATORY 12'4 x 10'3 (3.76m x 3.12m)

Westerly aspect with solid roof, double glazed windows, ceiling light point, power points, two radiators.

KITCHEN/DINING ROOM 17'0 x 10'6 (5.18m x 3.20m)

Dual aspect to north and west with double glazed window to side and double glazed sliding patio door providing access to loggia and garden. Coved ceiling and recessed spot lighting. Extensive fitted range of eye level and base units comprising of cupboards and drawers, part glazed display units, corner display shelving, under cupboard lighting and bridging lighting over sink area. Roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, tiled splash backs. Cupboard housing 'Worcester' gas combination boiler for heating and hot water as well as providing storage, built in four burner gas hob with extractor canopy over and electric oven and grill under. Range of freestanding appliances to be included in the sale consisting of housed washing machine, housed tumble dryer, freestanding under counter fridge and freezer. Space and plumbing for dishwasher. Radiator, Tv aerial point.

LOGGIA 7'11 x 7'4 (2.41m x 2.24m)

Proving access to garden, with corrugated roof.

BEDROOM ONE 13'0 x 9'6 (3.96m x 2.90m)

Easterly aspect with double glazed window to front, coved ceiling and light point, radiator, three double built in wardrobes providing hanging space, drawers and shelving with centralised mirror front doors. Matching 6 drawer dressing table and stool. Telephone point.

BEDROOM TWO 8'7 x 7'11 (2.62m x 2.41m)

Easterly aspect with double glazed window to front. Coved ceiling and light point, radiator.

WET ROOM 5'5 x 5'2 (1.65m x 1.57m)

Formally a bathroom. Fully tiled walls, double glazed window with obscure glass, coved ceiling and recessed spot lighting, wall mounted wash basin with mixer tap and pop up waste, low level w.c, radiator, extractor fan, shower curtain rail, wall mounted grab handles, wall mounted thermostatic shower, with fitted folding seat to side.

OUTSIDE

FRONT CAR HARDSTAND

Laid to brick block car hardstand affording parking for several vehicles, shrub and tree borders, gate providing side access to rear.

WEST ASPECT REAR GARDEN in excess of 75' in length (in excess of 22.86m in length)

Landscaped to provide paved patio terrace, garden shed with power points, side access to front of property, outside water tap. Sloped path through archway from patio leading to remainder of garden being laid to lawn with well stocked shrub borders. Further patio and large garden shed/workshop with power and lighting.

ESTATE AGENTS ACT 1979

The estate agents act applies as a member of staff is one of the sellers (via - estate).

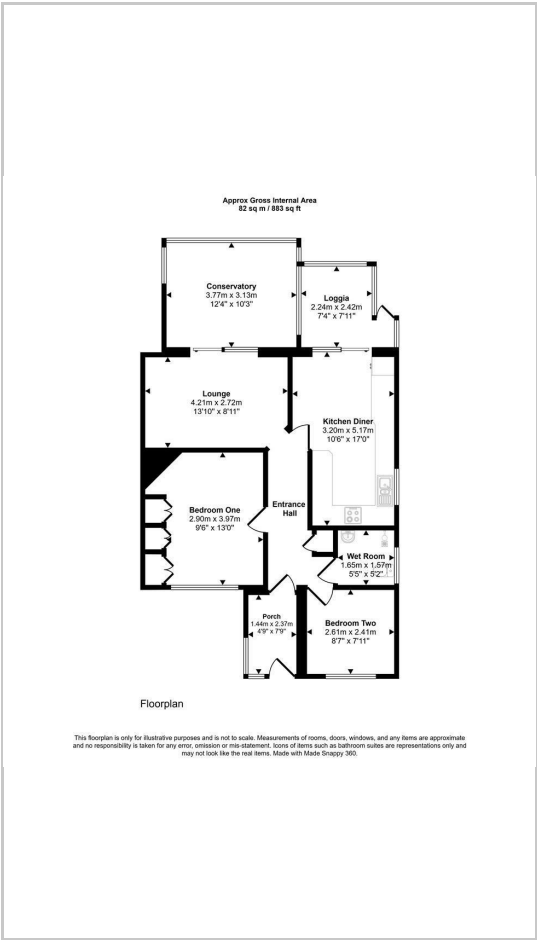
COUNCIL TAX

Band C

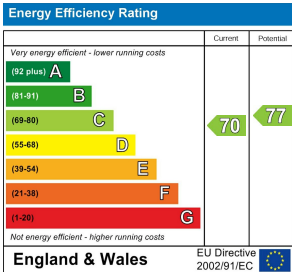
Area Map



Floor Plans



Energy Efficiency Graph



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